092.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,200 / 728,200
					USE VALUE:	728,200 / 728,200
					ASSESSED:	728,200 / 728,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BULENS JOHN H/JOSEPH M	
Owner 2:	TRS/BULENS TRUST	
Owner 3:		
Street 1:	162 PHEASANT AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BULENS HENRY J--ETAL -
Owner 2:	BULENS JANET M -
Street 1:	162 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1603 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6574.000	296,100		432,100	728,200
Total Card	0.151	296,100		432,100	728,200
Total Parcel	0.151	296,100		432,100	728,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.27 | /Parcel: 454.27

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59411

GIS Ref

GIS Ref

Insp Date 08/08/18

!7501!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,100	0	6,574.	432,100	728,200		Year end	12/23/2021
2021	101	FV	287,500	0	6,574.	432,100	719,600		Year End Roll	12/10/2020
2020	101	FV	287,500	0	6,574.	432,100	719,600	719,600	Year End Roll	12/18/2019
2019	101	FV	222,300	0	6,574.	438,200	660,500	660,500	Year End Roll	1/3/2019
2018	101	FV	218,600	0	6,574.	327,100	545,700	545,700	Year End Roll	12/20/2017
2017	101	FV	218,600	0	6,574.	296,300	514,900	514,900	Year End Roll	1/3/2017
2016	101	FV	218,600	0	6,574.	283,900	502,500	502,500	Year End	1/4/2016
2015	101	FV	217,500	0	6,574.	240,700	458,200	458,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:40:43

LAST REV

Date	Time
08/29/18	11:26:15

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7501

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BULENS HENRY J-	50117-345		9/19/2007	Family	1	No	No		
	21001-438		2/1/1991			No	No		A

USER DEFINED

Prior Id # 1:	59411
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2012	1496	Manual	18,638	C				
7/14/1997	396		9,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
5/1/2013	Info Fm Prmt	EMK	Ellen K
12/9/2008	Meas/Inspect	372	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
5/28/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6574		Sq. Ft.	Site		0	70.	0.94	5									432,054						432,100	

Total AC/HA:	0.15092	Total SF/SM:	6574	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,054	Spl Credit		Total:	432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99287075
Adj $ / SQ:	187.653
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402296
Depreciation:	106206
Depreciated Total:	296089

COMMENTS

UAT NOT FULL CLEARANCE TO STAND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

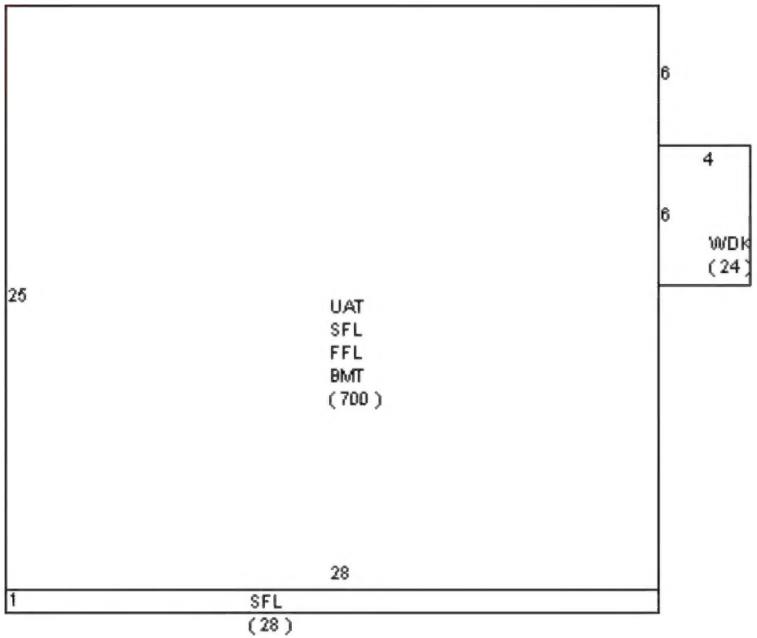
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M

Totals		
1	7	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.65
Special Features:	0	Val/Su Net:	127.25
Final Total:	296100	Val/Su SzAd	207.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	187.650	136,611
BMT	Basement	700	65.440	45,811
FFL	First Floor	700	187.650	131,357
UAT	Upper Attic	175	75.060	13,136
WDK	Deck	24	15.890	381

Net Sketched Area:	2,327			Total:	327,296
Size Ad	1428	Gross Area	2852	FinArea	1603

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

092.0-0002-0013.0

IMAGE

AssessPro Patriot Properties, Inc